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Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

Legals-OCN
ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2026-01540376

TO ALL INTERESTED PERSONS: Petitioner: DULCE CAROLINA PINEDA filed a petition with this court for a decree changing names as follows: DULCE CAROLINA PINEDA to DULCE CAROLINE DAVIDSON. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the

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objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

03/04/2026

1:30 p.m. D100

REMOTE

Central Justice Center
700 Civic Center Dr. West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause must be pub-

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lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 01/16/2026

Judge David J. Hesseltine

Judge of the Superior

Court

Orange County News

1/23, 30, 2/6, 13/2026-160060

NOTICE OF OUR PLAN
TO SELL PROPERTY
(MOBILE HOME) Dated:
January 27, 2026
Debtor(s): Robert Costescu
34052 Doheny Park Rd
SPC 133 Capistrano
Beach, CA 92624 Re-

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gistered Owner(s): Robert Costescu 34052 Doheny Park Rd SPC 133 Capistrano Beach, CA 92624 Secured Party: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 Other Parties Receiving Notice: Department of Housing and Community Development Registration and Titling P.O. Box 277820 Sacramento, CA 95827 Decal No.: LBL9818 Subject Collateral: 2014 AMBER COVE MOBILE HOME BEARING SERIAL NUMBER 67710460GA, 67710460GB at public sale. A sale could include a lease or license. The sale will be held as follows: Date: Wednesday, February 18, 2026 Time: 1:30 PM Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 You may attend the sale and bring bidders if you want. The money that we get from the sale (after repaying our costs) will reduce the amount you owe. If we get less money than you owe, you will not owe 21st Mortgage Corporation the

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Agreement executed by you on or about July 3, 2014, 21st Mortgage Corporation will sell the 2014 AMBER COVE MOBILE HOME BEARING SERIAL NUMBER 67710460GA, 67710460GB at public sale. A sale could include a lease or license. The sale will be held as follows: Date: Wednesday, February 18, 2026 Time: 1:30 PM Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 You may attend the sale and bring bidders if you want. The money that we get from the sale (after repaying our costs) will reduce the amount you owe. If we get less money than you owe, you will not owe 21st Mortgage Corporation the

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difference. If we get more money than you owe, you will get the extra money, unless we must pay it to someone else. You can get the property back at any time before we sell it by paying the full amount you owe (not just the past due payments), including our expenses. To learn the amount you must pay, call 21st Mortgage Corporation at 800-955-0021 or fax to 800-813-8164. Payments may be remitted to the following address: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 If you want 21st Mortgage Corporation to explain to you in writing how it has figured the amount that you owe, you may call 800-955-0021 or fax to 800-813-8164 and

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request a written explanation. If you need more information about the sale, you may call us at (619) 685-4800 or write to us at McCarthy & Holthus, LLP, 2763 Camino Del Rio S., Suite 100, San Diego, CA 92108. By: Muna Ali, Esq. McCarthy & Holthus, LLP, 2763 Camino Del Rio S., Suite 100 San Diego, CA 92108 Phone: (619) 685-4800 Fax: (619) 685-4800 Attorneys for 21st Mortgage Corporation CA-26-1033835-REP IDSPUB #0292861 2/6/2026
Orange County News
2/6/2026-160318

**NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
GRACE BELIA BOWER-
MAN
CASE NO. 30-2025-**

Legals-OCN

01530969-PR-PW-CMC
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GRACE BELIA BOWERMAN.

A PETITION FOR PROBATE has been filed by THOMAS RICHARD MCINNIS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that THOMAS RICHARD MCINNIS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 02/18/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any pe-

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titution or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner SHANNON N. WIEZOREK - SBN 233601

WIEZOREK & GEYE, APC 3450 E. SPRING SUITE #212 LONG BEACH CA 90806 Telephone (562) 396-5529 2/4, 2/6, 2/11/26

CNS-4009157# ORANGE COUNTY NEWS

Orange County News 4/6, 11/2026-160417

AMENDMENT ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01526304

TO ALL INTERESTED PERSONS: Petitioner: VU THANH Y DAO AKA VU THANH Y IVANOV filed a petition with this court for a decree changing names as follows: VU THANH Y DAO AKA VU THANH Y IVANOV to KATHY DAO. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

03/17/2026

1:30 p.m. D100

REMOTE

Central Justice Center 700 Civic Center Dr. West Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Orange County News Date: 01/22/2026

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 1/30, 2/6, 13, 20/2026-160246

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. 001099-JL

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made.

The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are:

Pizza 120 LLC, 534 West Lambert Road, La Habra, CA 90631

The Business is known as:

Pizza 120 AKA Pizza 120 LLC AKA Pappys Pizza

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are:

La Habra Pizza Co. LLC, 534 West Lambert Road, La Habra, CA 90631

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to

Legals-OCN

the Buyer/Transferee are: None The assets to be sold are described in general as: Furniture, Fixtures & Equipment, and Goodwill and are located at: 534 West Lambert Road, La Habra, CA 90631

The kind of license to be transferred is: On Sale Beer and Wine Eating Place now issued for the premises located at: 534 West Lambert Road, La Habra, CA 90631

The anticipated date of the sale/transfer is February 27, 2026 at the office of Legacy First Escrow, a non-independent broker escrow, 4676 Lakeview Ave., #103 Yorba Linda, CA 92886.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$115,000.00, which consists of the following:

Description Amount

Furniture, Fixtures & Equipment 35,000.00

Covenant not to Compete 40,000.00

Goodwill 40,000.00

TOTAL ALLOCATION

115,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: January 27, 2026 La Habra Pizza Co. LLC, a California Limited Liability Company

By:/S/ Jody Ortega, Managing Member 2/6/26

CNS-4009154# ORANGE COUNTY NEWS

Orange County News 2/6/2026-160478

NOTICE OF TRUSTEE'S SALE File No.:25-325913 A.P.N.:133-303-04 Property Address.: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 06, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the re-

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maining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): REGINA N. RYBA AND JOEL T. BIECHELE, WIFE AND HUSBAND Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on November 10, 2006 at Instrument No 2006000762014 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 2/26/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$127,058.59 (Estimated) Street Address or other common designation of real property: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. See Legal Description - Exhibit "A" attached here to and made a part hereof. **LEGAL DESCRIPTION - EXHIBIT A** LOT 30 OF TRACT NO. 1836, IN THE CITY OF GARDENA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 53 PAGE (S) 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **NOTICE TO POTENTIAL BIDDER(S):** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER(S):**

Notice of trustee's sale is to be published in the newspaper of general circulation, printed in this county: Orange County News Date: 01/27/2026

Judge Eric J. Wersching Judge of the Superior Court

Orange County News 2/6, 13, 20/2026-160605

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)

Escrow No. 250752-JS

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: PSG VISION INC, 9735 GARDEN GROVE BLVD. #D, GARDEN GROVE, CA 92844

Doing Business as: GG GRACE GROOMING

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address

of the Buyer(s) is/are:

KWANG YEON HWANG,

9735 GARDEN GROVE

BLVD. #D, GARDEN

GROVE, CA 92844

Doing Business as: :

SIMPLY NAIL BAR

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address

of the Buyer(s) is/are:

JL2024 BUSINESS LLC

#5, 2547 E. IMPERIAL

HWY, BREA, CA 92821

The assets to be sold are

described in general as:

ALL STOCK IN TRADE,

FIXTURES, EQUIPMENT,

GOODWILL, TRADE-

NAME, LEASE, LEASE-

HOLD IMPROVEMENTS,

AND COVENANT NOT

TO COMPETE and are

located at: 9735 GARDEN

GROVE BLVD. #D, GARDEN

GROVE, CA 92844

The bulk sale is intended

to be consummated at the

office of: TEAM ESCROW

BP INC, 6281 BEACH

BLVD SUITE 100, BUENA

PARK, CA 90621 and the

anticipated sale date is

FEBRUARY 25, 2026

The bulk sale is subject to

California Uniform Com-

mercial Code Section

6106.2.

[If the sale is subject to

Sec. 6106.2, the following

information must be pro-

vided.] The name and

address of the person with

whom claims may be filed

is: TEAM ESCROW BP

INC, 6281 BEACH BLVD

SUITE 100, BUENA

PARK, CA 90621 and the

last date for filing claims

shall be FEBRUARY 24,

2026, which is the busi-

ness day before the sale

date specified above.

BUYER: KWANG YEON

HWANG

ORD-4926988 ORANGE

COUNTY NEWS 2/6/26

Orange County News

2/6/2026-160629

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The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Robertson, Anschutz, Schneid and Crane, LLP Date: 1/16/2026 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ON-LINE AT <a href="http://WWW.SERVICELINKASAP.COM.FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727).The above-named trustee may be acting as a debt collector or attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License #